

**City of Greensboro Planning Department
Zoning Staff Report
June 14, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: V

Location: 401 Penry Road

Applicant: Guilford Technical Community College

Owner: Nancy Carol W. Hairston

From: RS-9

To: CD-PI

- Conditions:** 1) Applicant shall maintain a thirty (30) foot undisturbed buffer along the northern boundary, to be supplemented at a Type A planting yard rate as needed.
- 2) The subject property shall not be developed except and until it has been joined through lot combination and common development with the adjacent tract to the south.

SITE INFORMATION	
Existing Land Use	Abandoned Single Family Dwelling/Undeveloped
Acreage	3.764
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Grass & Mature Trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential 3-5 d.u./acre
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwellings	RS-9
<i>South</i>	GTCC/Undeveloped	PI
<i>East</i>	Undeveloped/K-Mart Distribution Center	RS-9, Co. CU-LI
<i>West</i>	GTCC/Undeveloped	PI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to city-wide remapping to implement the UDO, this property was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-PI (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-9 will typically be 4.0 units per acre or less.
CD-PI: PI Districts are intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas. See conditions for buffer and lot combination provisions.

TRANSPORTATION	
Street Classification	Penry Road - Minor Thoroughfare.
Site Access	N/A.
Traffic Counts	Not available.
Trip Generation	N/A.
Connectivity	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Non Watersupply Watershed drains to North Buffalo and part to South Buffalo
Floodplains	No
Streams	Channel (potential stream) running near Penry Rd North-South
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	30' undisturbed buffer to be supplemented with Type A planting rates as needed
<i>South</i>	N/A
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 8C.3: Promote transit use by encouraging or requiring transit-supportive design features in development plans. Emphasize the need for transit-supportive (higher density, mixed-use) development at major activity centers.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans:

Other Plans:

STAFF COMMENTS

Planning: The property zoned CD-PI (#3027) was originally zoned to that category by City Council with an effective date of June 30, 2002. That property consisted of 43.4 acres and the original zoning received a favorable recommendation from the Zoning Commission. The

majority of the conditions involved access considerations and road improvements. This is the portion of the GTCC campus on which buildings are currently under construction.

The property south of and abutting the current rezoning proposal consists of 22.0 acres. It was rezoned by the Zoning Commission to PI in January 2003. At the time, GTCC informed the city staff that the additional acreage would serve as a land bank for long-term expansion of the East Wendover campus. Staff felt the rezoning was reasonable and appropriate since it offered the college an opportunity to acquire land for its long term needs.

Although the area encompassing the subject property is mapped as Low Residential on the Generalized Future Land Use Map, there is an extensive area to the south and west which is classified as Institutional. The Institutional land use category applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

This request is a logical extension of the generalized future land use pattern since it is property that will be owned by Guilford Technical Community College and will be combined with the property to the south for their eastern campus which is in the initial stages of development.

Furthermore, this property is in the potential Activity Center in which the college is expected to form the focal point as a destination or hub of activity for the surrounding area and its future development.

GDOT: GTCC will need to do an additional TIS before development of this additional property.

Water Resources: Channel must be identified prior to site plan approval, if perennial it will require 50' buffer each side.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.